

**City of Chicago
Department of Community Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING REVIEW OF THE AMENDED REDEVELOPMENT FOR THE
WILSON YARD TIF REDEVELOPMENT PROJECT AREA, THE SETTING OF A
DATE FOR A PUBLIC MEETING OF THE JOINT REVIEW BOARD, AND SETTING
OF A DATE FOR A PUBLIC HEARING
JULY 14, 2009**

I. PROJECT IDENTIFICATION AND OVERVIEW

TIF Name: Wilson Yard TIF Redevelopment Project Area

Amendment Number: # 1

Location: The Wilson Yard Redevelopment Project Area is roughly rectangular in shape and is generally bounded by W. Lawrence and W. Leland Avenues on the north; Clarendon Avenue on the east; Montrose Avenue on the south; and Racine and Magnolia Avenues on the west.

Ward and Alderman: Ald. Helen Shiller, 46th Ward

Community Area: Uptown Community Area. #3

Requested Action: Review the amended redevelopment plan, set a date for a meeting of the Joint Review Board, and set a date for a public hearing.

Purpose of Amendment: The purpose of the amendment is to increase the Redevelopment Area budget and to add additional parcels (five) to the acquisition map.

Date TIF Established: June 27, 2001

Goals of TIF District: The original goals of the TIF District were to redevelop the Wilson Yard Redevelopment Project Area to reduce or eliminate factors that qualify the Area as a conservation

area, provide for preservation and rehabilitation of existing residential and commercial buildings, construction of new affordable housing and retail, and major infrastructure improvements. The Chicago Transit Authority Wilson Yard parcel, located directly west of the elevated tracks between Montrose and Wilson, is the key redevelopment site of this Redevelopment Plan.

Proposed Date for the Meeting of the
the Joint Review Board: August 7, 2009

Proposed Date for the
Public Hearing: September 8, 2009

II. AREA DESCRIPTION

Street Boundaries: The Wilson Yard Redevelopment Project Area is roughly rectangular in shape and is generally bounded by W. Lawrence and W. Leland Avenues on the north; Clarendon Avenue on the east; Montrose Avenue on the south; and Racine and Magnolia Avenues on the west.

Land Area: Approximately 144 acres

Land Uses: Office, commercial, residential uses, public/institutional, open space, and light industrial

Current Conditions: The former CTA-owned land, located directly west of the elevated tracks between Montrose and Wilson, is currently under development with a mixed-use project. Overall, the area consists primarily of a mix of commercial, institutional, and residential uses along with open space, and educational uses.

III. AMENDMENT PROCEDURE

DCD requests that the CDC review the amended redevelopment for the Wilson Yard Tax Increment Financing Redevelopment Project Area. This TIF district was approved by the CDC on May 8, 2001 and established by the City Council on June 27, 2001. TIF districts can be amended for changes in boundaries, land uses, budget or for other reasons, and to re-certify the district under revised state TIF statutes. For instance, TIF districts established or amended since 1999 are allowed to share TIF increment with an adjacent TIF district.

Amended Redevelopment Plan: The amended redevelopment plan presents the City's program and budget for improving the area and describes any changes proposed to the original plan. The plan is the City's comprehensive program for the development or redevelopment of the TIF area through the payment of redevelopment project costs. The goal of the plan is to reduce or eliminate the conditions which qualified the area as a blighted, conservation, or industrial park conservation area and thereby enhance the tax bases of the taxing districts which extend into the area.

Housing Impact Study:

A housing impact study is required if a proposed amended redevelopment plan will require the removal of 10 or more inhabited residential units, or if the proposed TIF district contains 75 or more inhabited residential units and the City is unable to certify that displacement of 10 or more inhabited residential units will not occur. The proposed amended TIF contains more than 75 inhabited residential units, but the City certifies that implementation of the Redevelopment Plan will not result in the displacement of 10 or more inhabited residential units; therefore, a housing impact study was not completed.

With today's CDC action, the completed reports are being introduced to the commission for its review. The department is asking the commission to set dates for a meeting of the Joint Review Board (JRB) and a public hearing. The City has made available to the public the amended redevelopment plan. The City will provide written notice of the availability of these documents, at least 10 days prior to today's meeting, to residents of the proposed district, to residents located outside of the district but within 750 feet of the proposed boundaries (if more than 750 residents, then the 750 residents located closest to the boundaries), and to a registry of interested parties.

The taxpayers and owners of properties located in the proposed district will be notified of the public hearing by regular and certified mail not less than 10 days prior to the hearing. The City will also make a good faith effort to notify by mail all residents of the proposed district, and at a minimum mail a notice to each residential address within the proposed district. Notice of the public hearing will be made at least twice by publication in a general circulation newspaper (Chicago Sun-Times and/or Chicago Tribune) between 10 and 30 days prior to the hearing. Notice of the public hearing will also be made by mail, at least 45 days prior to the hearing, to all taxing districts having taxable property in the proposed TIF area and to the Illinois Department of Commerce and Economic Opportunity (DCEO).

The JRB is composed of representatives of certain affected taxing bodies, a City representative plus a public member. The JRB's recommendation is advisory and non-binding. Following the JRB meeting, the CDC will conduct a public hearing before voting whether to recommend to the City Council the designation of the area as a TIF redevelopment project area. At the time of the public hearing, DCD will present the amended redevelopment plan. During the hearing any interested person or affected taxing district may file written objections or be heard orally.

IV. COMMUNITY SUPPORT

Alderman Shiller endorses this action and has provided a letter of support (see exhibits for copy).

V. RECOMMENDATION

The Department of Community Development requests that the commission accept for review the amended redevelopment plan for the proposed Wilson Yard Tax Increment Financing Redevelopment Project Area Amendment Number 1 set August 7, 2009, as the date for the meeting of the Joint Review Board, and set September 8, 2009 as the date for the public hearing.

EXHIBITS

Redevelopment Area Map
Alderman's Letter of Support

